

Staff Summary Report



Hearing Officer Hearing Date: August 7, 2007

Agenda Item Number: 19

SUBJECT: This is a public hearing for a request by the **GARZA RESIDENCE (PL070320)** located at 1014 East Knox Road for one (1) use permit.

DOCUMENT NAME: 20070807dssa03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **GARZA RESIDENCE (PL070320)** (Terry Williams/Williams Development Co. Inc., applicant; Dr. John Garza, property owner) located at 1014 East Knox Road in the AG, Agricultural District for:

ZUP07087 Use permit to allow a second story addition.

PREPARED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

A handwritten signature in black ink, appearing to read 'SEA'.

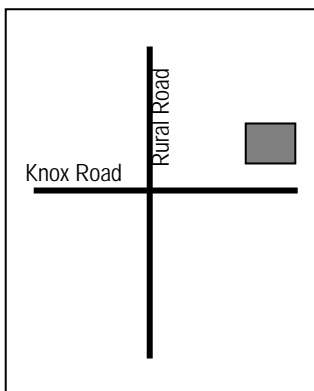
REVIEWED BY: N/A

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions (1 - 2).

ADDITIONAL INFO: The Garza Residence is seeking a use permit to a second story addition to their home. Presently, the home consists entirely as a single-story structure. The proposal is to add a spiral stairway and deck-type balcony on the roof of the existing ground floor (garage area). The project is compatible with those on surrounding properties and neighborhood. Staff supports the use permit as proposed in this application. To date, there has been no public input to this request.



PAGES:

1. List of Attachments
2. Comments; Reason for Approval; Conditions of Approval; History & Facts/Description
3. Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site Plan
5. Floor Plan
- 6-9. Elevation(s)
10. Staff Photograph(s)

COMMENTS:

The Garza Residence is seeking a use permit to facilitate the remodel of their home. Presently, the home consists entirely as a single-story structure. The proposal is to add a spiral stairway and deck-type balcony on the roof of the existing ground floor (garage area). The project is compatible with those on surrounding properties and neighborhood.

To date, there has been no public input to this request.

Use Permit

The Zoning and Development Code requires a use permit for any addition, expansion or rebuilding of a second story to existing single-story structures. Staff supports the use permit requested in this application. The surrounding neighborhood is a combination of one and two-story dwellings; a second-story modification (the addition of a roof-top deck) is in character with the neighborhood. The balcony will predominately face the church (to the west) and should not create an issue for privacy of homes adjacent to or within the neighborhood of the subject property.

Conclusion

Staff recommends approval of the use permit.

**REASON(S) FOR
APPROVAL:**

1. The use appears to be compatible with the building, site and adjacent property.
2. There appears to be a demonstrated need for this use at the proposed location.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. Obtain all necessary clearances from the Building Safety Division.
2. The addition shall be compatible with the existing dwelling in design, colors and materials.

HISTORY & FACTS:

November 8, 1999 Final inspection of a single-story, single family residential structure.

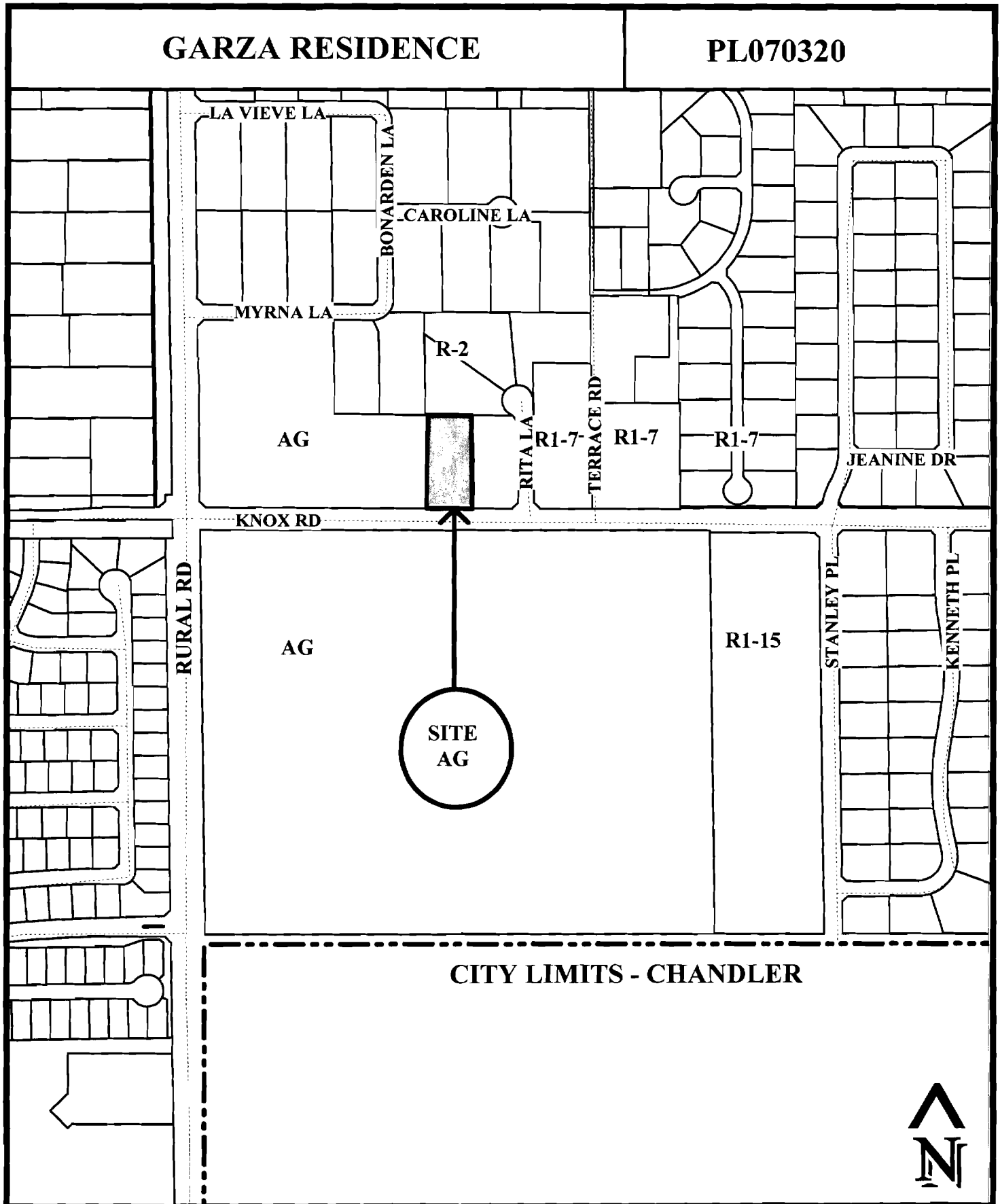
DESCRIPTION:

Owner – Dr. John Garza
Applicant – Terry Williams/Williams Development Co. Inc.
Existing Zoning – AG, Agricultural District

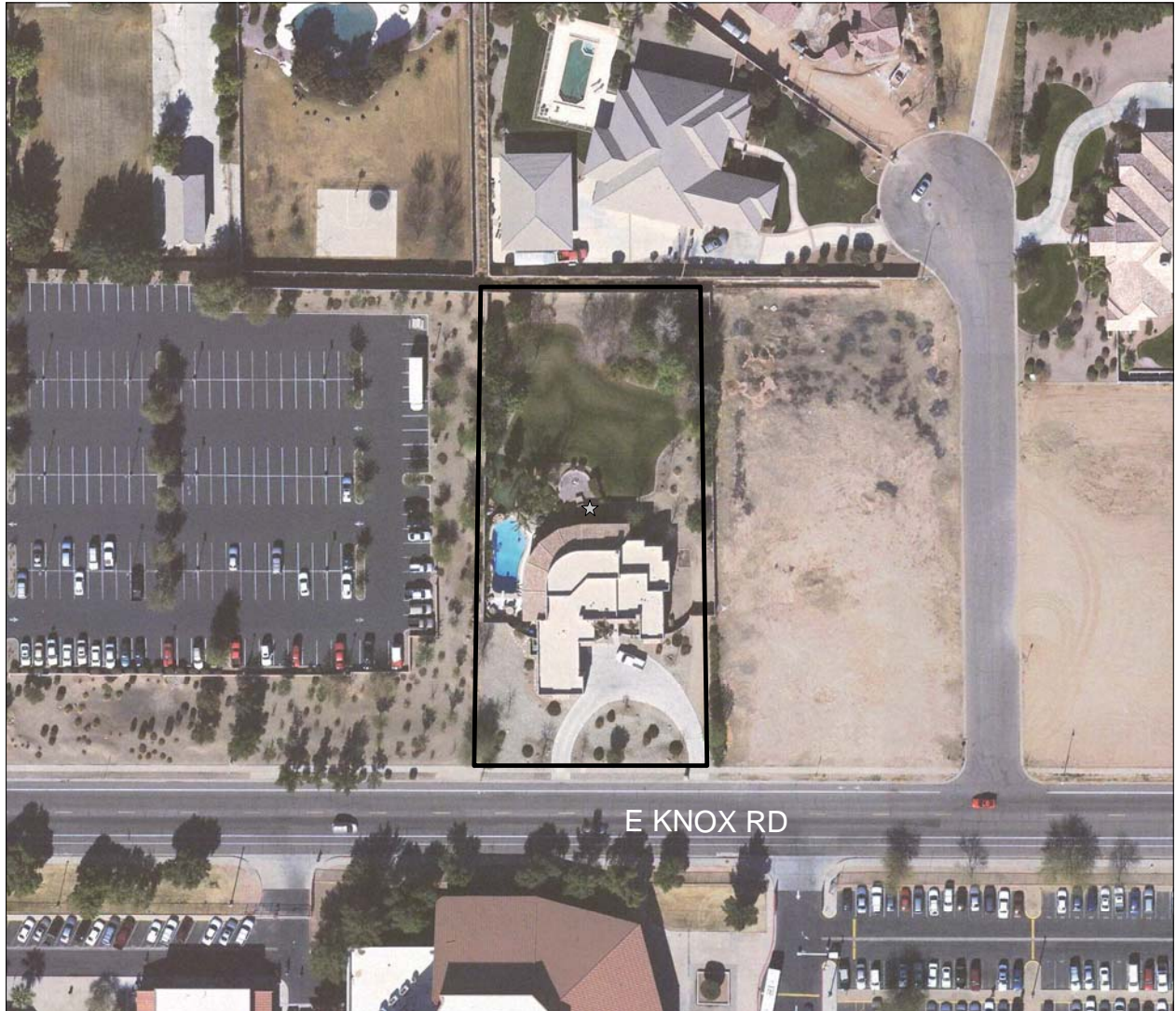
**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 3, Chapter 4, Section – 420 – Single-Family Residential Second Story Addition or Rebuild

Part 6, Chapter 3, Section – 6-308 - Use Permit.



Location Map



GARZA RESIDENCE (PL070320)



WILLIAMS DEVELOPMENT CO., INC.

1926 E. Cypress Tree Drive, Gilbert, AZ 85234
(480) 830-6080 Office (480) 926-7883 Fax

terrywilliams@qwest.net

CITY OF TEMPE.

PLANNING & DEVELOPMENT.

REF. 1014 E. KNOX, ROAD.

GENZLEIGH.

WE ARE APPLYING FOR A SPECIAL USE
PERMIT FOR A SINGLE FAMILY RESIDENCE WITH
A GARAGE DECK + SPIRAL LADDER. THE PLAN
REFERENCE # IS 05060619. PLEASE
ACCEPT THIS APPLICATION AND PAPERWORK.

ANY QUESTIONS CALL TERRY WILLIAMS
@ ABOVE NUMBERS.

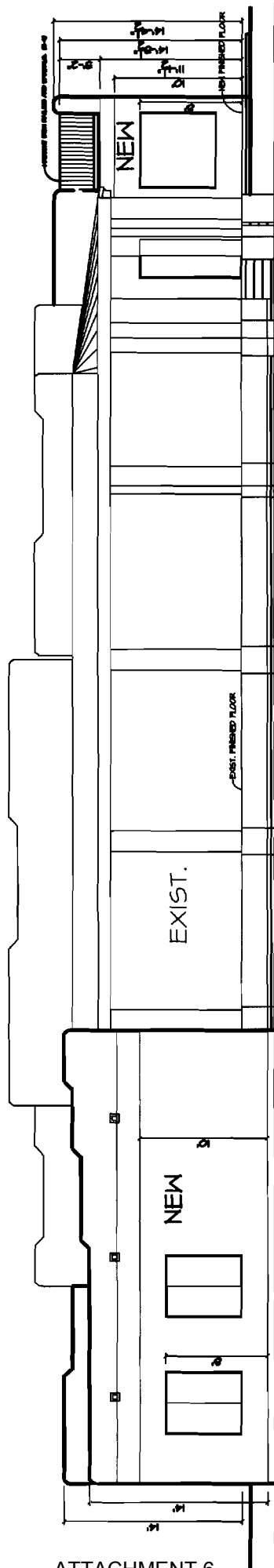
THANK YOU.

Terry Williams

TERRY WILLIAMS, PRES.
WILLIAMS DEV. CO. INC

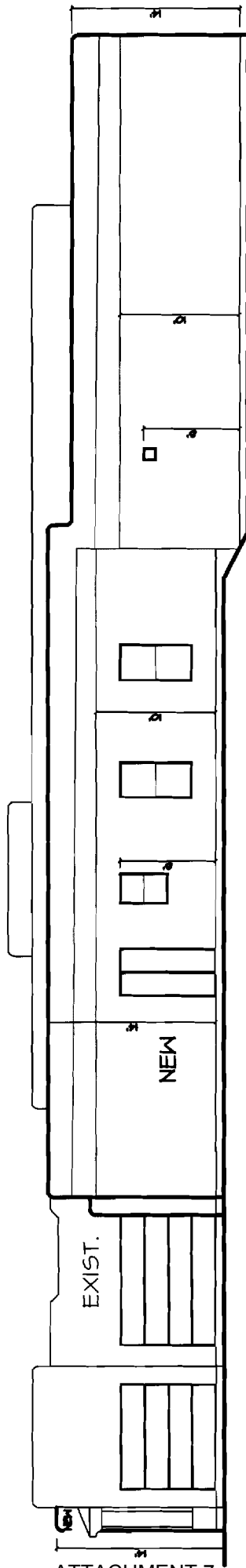
[illegible]

1"=20' NORTH



REAR ELEVATION

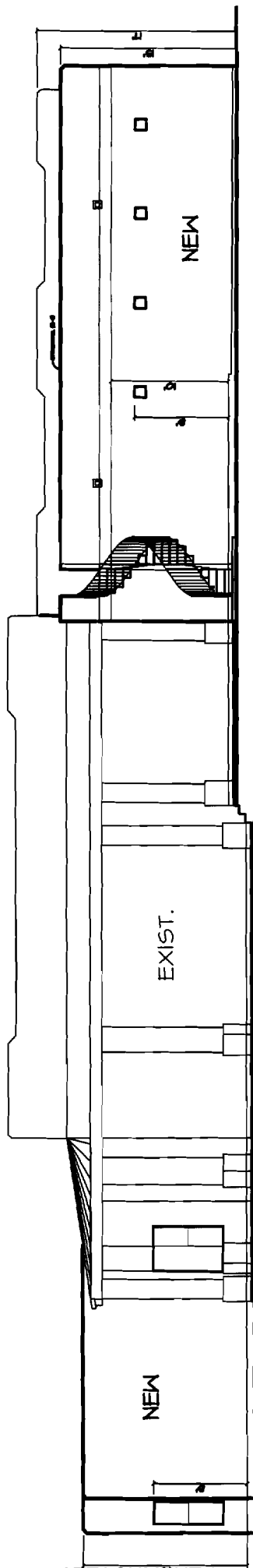
3/16" = 1'-0"



ATTACHMENT 7

RIGHT ELEVATION

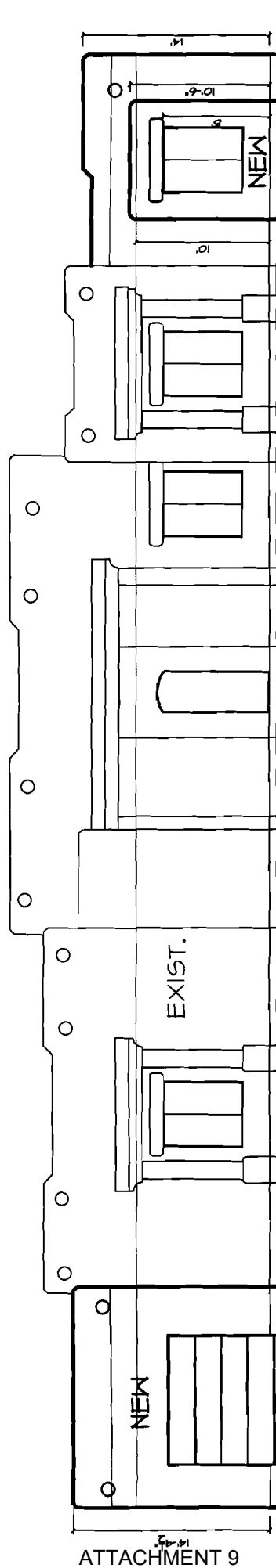
3/16" = 1'-0"



NOTE: ALL MATERIALS, FOOTINGS, AND
CONNECTIONS TO BE SUPPLIED BY COMPANY SPEC SHEETS.

LEFT ELEVATION

3/16" = 1'-0"



ATTACHMENT 9

FRONT ELEVATION

2-11-19/16



GARZA RESIDENCE

1014 E. KNOX RD

PL070320

FRONT OF PROPERTY: VIEW TO THE NORTH